

The regular monthly meeting of the Beaver County Planning Commission was held at 12:30 p.m., on Tuesday, November 17, 2015 at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Barness, Charlton & Egley; Messrs. Bragg, Farmer, Mitch, Rosatone & Zagorski

Absent: Mr. Stuber

Staff: Frank Mancini, Jr. Director of Planning & Economic Development
Joseph C. West Assistant Director
Susan M. Jamery Senior Administrative Assistant
Frank Vescio Planning Assistant/GIS Coordinator
William C. Evans Associate Planner
Sara Knapp Shared Greenways & Environmental Planner

Solicitor: Attorney Sam Orr

Guests: Dan Distler, of BC Conservation District, Joe Widener of Sen. Vogel's office, Nick Kerin of Cong. Rothfus' Office

Approval of previous meeting minutes

A motion was made by Mr. Rosatone and seconded by Ms. Charlton to approve the minutes of the October 20, 2015 meeting.
Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted: Stormwater Management Project (Act 167) – no change in status. Floodplain – Frank V & Sara successfully uploaded the 2015 Floodplain Map Layer into the GIS system. Ohio River Trail – no change in status. Beaver County Comprehensive Recreation Plan – Next mtg is scheduled for 12-9 at 1:30 pm at Ice Arena. EPA Brownfields Coalition Assessment Grant – At the 10-26-15 steering committee meeting, proposals were reviewed and SGA was selected as the consulting firm to administer the grant. Frank M will make this recommendation to the BOC, and they hope to finalize the agreement with SGA and have a completed contract by the end of the year. GIS Update – A Pictometry demo was held 11-12-15 at 1:30 pm in the BCPC Conference Room. Brighton Twp Greenways Plan – No change in status. Appalachian Regional Commission (ARC) – no change in status. Freight Plan – WRA consulting firm has been selected and they are currently working on the plan. BC Hazardous Mitigation Update – no change in status. MS4 Joint Advertisement – Sara sent a letter to mandated municipalities to solicit participation on the annual joint ad. Responses are due 12-31-15. Dan Distler – Update on Shell Petrochemical Plant – Dan reported that the Duquesne Light substation is underway, the bridge is in place, and Shell had their 2016 budget and contract approved.

NEW BUSINESS **Development**

Subdivisions for Review and Report (No Municipal Subdivision Ordinance)

RIM Specialties Plan
Midland Boro 3 Lots

After staff's review, a motion was made by Mr. Mitch and seconded by Ms. Barness to accept staff comments and forward to Midland Boro. Motion carried unanimously

Subdivisions for Review and Report (Major)

Crumrine/Tusca Ref Pres Ch Pl	Hereford Manor Lake Parcels A & B	Petrella Plan Rev #2	Mischka Plan
Brighton Twp 3 Lots	Franklin Twp 4 Lots	Hopewell Twp 5 Lots	Patterson Twp 3 Lots

After staff's review, a motion was made by Mr. Zagorski and seconded by Ms. Charlton to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Subdivisions for Review and Report (Minor)

Crumrine Consol Pl	Smyda Subdiv	R M Heurig Pl	McMasters Pl	Garren Plan	McClure Pl	Donna Barrett Pl #2
Brighton Twp	Brighton Twp	Center Twp	Greene Twp	Hanover Twp	Hopewell Twp	Ohioville Boro

Proposed Land Developments

Bridgewater Boro – Bridgewater Crossings LD – plans for 11 bldgs (3 apt bldgs, 7 garage units, 1 maint bldg/club house on Mulberry St Ext. After staff's review, a motion was made by Mr. Zagorski and seconded by Ms. Charlton to accept staff comments and forward to Bridgewater Boro. Ms. Egley and Mr. Mitch abstained and the motion carried.

Center Twp – Lincoln Learning Solutions LD – plans to construct 1 building (50,994 sf) on Wagner Road. After staff's review, a motion was made by Mr. Bragg and seconded by Mr. Farmer to accept staff comments and forward to Center Twp. Motion carried unanimously

Chippewa Twp – Pathway Church LD - Plans for a 13,662 sf Pre School and Childrens Building on Braun Rd (SR 4008). After staff's review, a motion was made by Mr. Rosatone and seconded by Mr. Bragg to accept staff comments and forward to Chippewa Twp. Motion carried unanimously.

Recommendations

Proposed Zoning Ordinances/Amendments

Big Beaver Boro - After staff's review, a motion was made by Ms. Charlton and seconded by Mr. Mitch to accept staff comments and forward to Big Beaver Boro. Motion carried unanimously. Hopewell Twp (2) - After staff's review, a motion was made by Ms. Barness and seconded by Ms. Charlton to accept staff comments and forward to Hopewell Twp. Motion carried unanimously.

Proposed Act 537 Revisions

New Sewickley Twp - Meehan Plan of Lots - Lot 1 & Meehan Plan of Lots – Lot 2 - After staff's review, a motion was made by Mr. Zagorski and seconded by Mr. Bragg to accept staff comments and forward to New Sewickley Twp. Motion carried unanimously.

Notifications

Air Quality Permits

Beaver Falls – PSC Metals, Inc – Air Quality Permit for their facility located on Westgate Drive.

Encroachment Permits

Conway Boro & New Sewickley Twp – PennDOT - Encroachment Permit for the SR 2004, Sec. B08 – Freedom Road Upgrade Project.

Hanover Twp – DCNR - Encroachment Permit for the Main Park Road over Tributary to Raccoon Creek Lake Project.

South Beaver Twp – PennDOT - Encroachment Permit for the SR 168 Salem Church Road Pipe Replacement Project.

South Beaver Twp – South Beaver Twp - Encroachment Permit for the Unnamed Tributary to Bradys Run Stream Enclosure Project

NPDES Permits

Baden, Conway, Economy, Freedom – Norfolk Southern Railway Co - NPDES permit for the discharge of stormwater from their industrial facility

Bridgewater Boro – CJ Betters Real Estate – NPDES Permit for the Mulberry Street Ext. Project.

Brighton Twp – Brighton Twp Mun Auth – NPDES permit for the 2015 Water Systems Improvements Project.

Chippewa Twp – Pathway Church - NPDES for their Building Addition.

Franklin Twp – Smithwind Mobile Home Park – NPDES Permit for their facility located on Lancaster Rd.

Rochester Boro – Rochester Area Joint Sewer Authority

Oil & Gas Permits

New Sewickley Twp – PennEnergy Resources LLC – Oil & Gas Permit for their B37 to B11 Temporary Water Lines.

Solid Waste Permits

Big Beaver, Chippewa & West Mayfield – Valley Waste Transfer Station – Minor Permit Modification for salvaging, staging & handling of E-waste/scrap Geosynthetic Liner.

New Sewickley Twp – Joseph J. Brunner Inc. (2) – Minor Permit Modification for salvage area & 10-19-15 DEP Admin Completeness review letter.

Potter Twp – Horsehead Corp (2) – Major Permit Modification – closure plan & 10-16-15 DEP Administrative completeness review letter.

Water Allocation Permits

Industry Boro – Industry Boro Mun Auth - Request to withdraw 504,000 gallons of water per day (gowpd) from Wells No. 1 & 2 along the bank of the Ohio River and to purchase 243,648 gowpd from Ohioville Boro on an emergency basis.

Center Twp – Center Twp Water Auth - Request to withdraw 5,000,000 gallons of water per day from a submerged surface intake in the Ohio River.

Water Management Plan

Franklin Twp – R.E. Gas Devel – Request to withdraw water for oil & gas exploration activities from PA American Water Co metered vault on SR 288.

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- PennDOT – SR 168 Salem Church Rd Pipe Replacement – South Beaver Twp & encroachment permit (A)
- Pathway Church 2015 Building Addition – Chippewa Twp & NPDES Permit (A)
- PennDOT – Conway & New Sewickley (SR 2004, Sec B08, Freedom Road Upgrade Project) & encroachment permit (A)
- PennEnergy Resources LLC – B37 to B11 Temporary Water Line – New Sewickley Twp & oil & gas permit (A)
- DCNR – Main Park Road over Tributary to Raccoon Creek Lane – Hanover Twp & encroachment permit (A)
- Brighton Twp Mun Auth – 2015 Water System Improvements – Brighton Twp & NPDES permit (A)
- South Beaver Twp – Unnamed Tributary to Bradys Run Stream Enclosure & encroachment permit – South Beaver Twp (A)
- CJ Betters Real Estate – Mulberry St. Ext. Project – Bridgewater Boro & NPDES permit (A)

A motion was made by Ms. Barness and seconded by Mr. Bragg to accept/ratify the above letter and the motion carried unanimously.

Misc./Informational

- House Bill No. 33 – a copy was included in the packet. It is a newly passed bill that allows for 3 alternate board members, if so desired. Frank will discuss this with the BOC and then report back to the BCPC Board.
- Nomination of BCPC Officers for 2016 – Mr. Mancini deferred until the December 2015 meeting. Mr. Mancini asked Atty Orr to research if Ms. Egley is permitted to remain on the BCPC Board since her BOC election win. Mr. Orr will discuss with the BC Law Dept & report back to Mr. Mancini.

Adjournment

There being no further business, Mr. Mitch made the motion to adjourn and Mr. Zagorski seconded. Motion carried unanimously and the meeting was adjourned.